



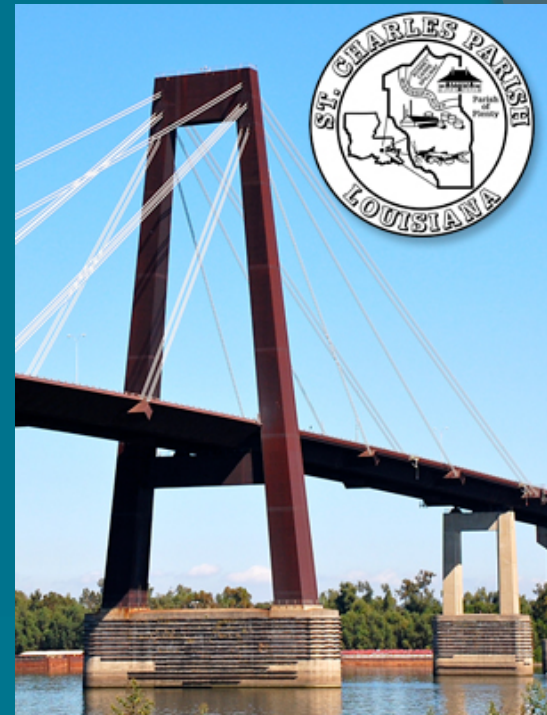
# **St. Charles Parish 2030 Comprehensive Plan**

## **PRELIMINARY DRAFT PLAN**

### **February 21, 2011**

# What is a Comprehensive Plan?

- A document containing goals, policies and actions that define and support a **common vision and purpose**.
- A 20-year roadmap that allows the Parish to **anticipate, direct and manage** future change.
- Comprehensive in both topical and geographic scope – addressing the **Parish as a whole** from "30,000 ft. in the air."



# What Does the Plan Contain?

- **Vision Statement** – Final “Destination” for the Plan
- **Interrelated elements** containing goals, policies and actions to address:
  1. Economic Development
  2. Land Use and Community Character
  3. Transportation
  4. Infrastructure
  5. Community Facilities
  6. Parks and Open Space
  7. Natural and Cultural Resources
- **Implementation:** adoption/amendment/update procedures; monitoring; action matrix, capital improvements



# Foundation for the Policy Framework

Four major focus areas:

- I. **Diversifying the economy** to accommodate changes that could occur within the existing industrial sector.
- II. **Completing and improving the Parish's basic infrastructure**, road network, storm protection and flood hazard mitigation systems, and government services.
- III. Promoting **sound, efficient growth** (introducing new types, patterns of development and higher design standards).
- IV. Targeting **revitalization efforts and property upkeep** in older commercial and residential areas.



# Plan Elements

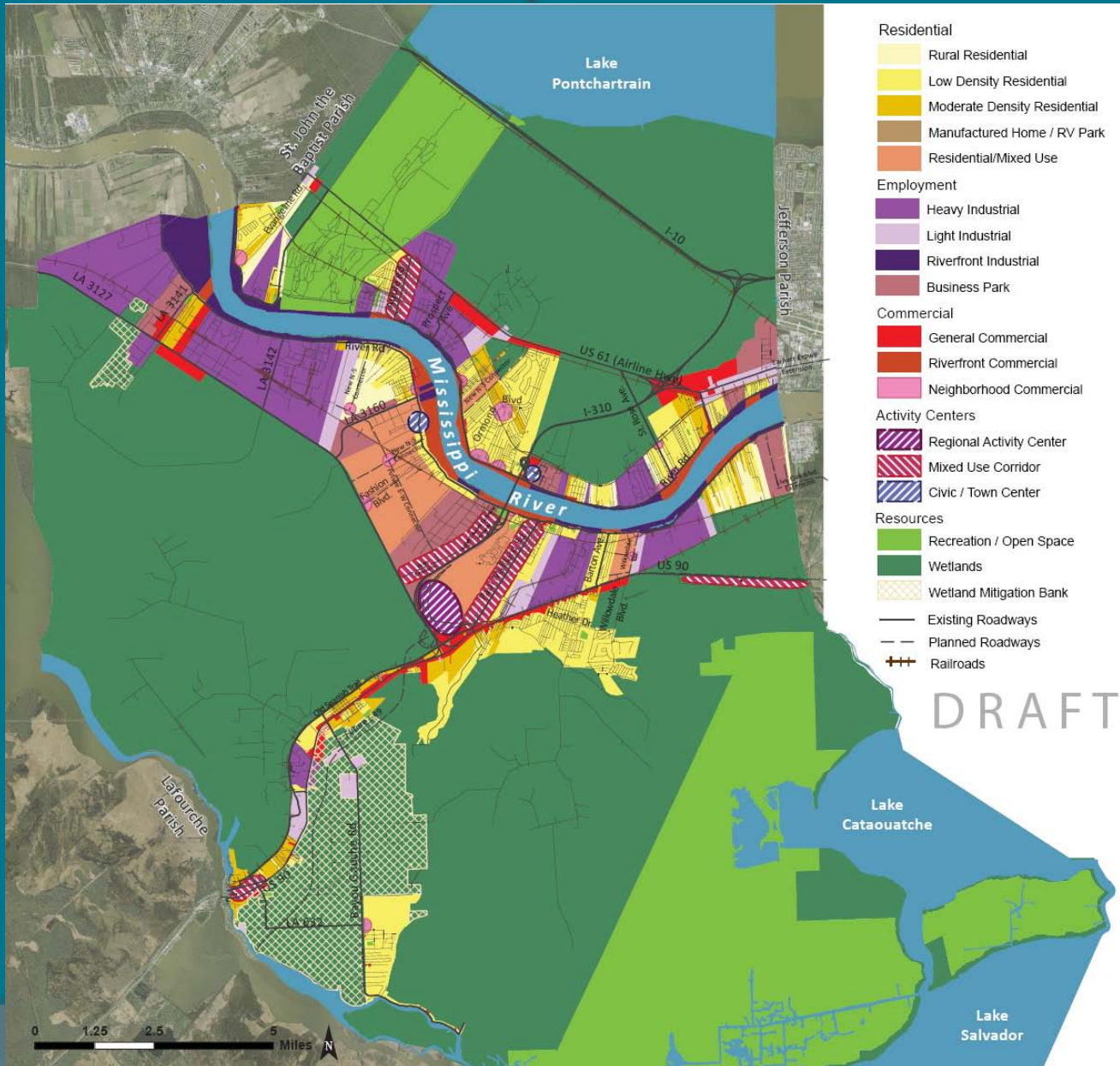
## Land Use and Community Character:

**LU Goal:** Promote orderly development and redevelopment to achieve a balanced, flexible, resilient, compatible, and fiscally responsible pattern of land uses.

### **Key recommendations:**

- Create new base and overlay zoning districts and plans to implement the new land use categories of the FLUM.
- Review and modify uses permitted in existing zoning districts to ensure consistency with the future land use categories.
- Review and adjust the development standards in the Zoning.
- Support investments that protect and enhance the Parish's agricultural infrastructure.
- Increase the transparency of the development approval process.

# Future Land Use Map



# Plan Elements

## Land Use and Community Character:

**CC Goal:** Preserve and enhance St. Charles Parish's community livability, appearance, and visual character.

### Key recommendations:

- Review and amend the Subdivision Regulations
- Promote reinvestment and revitalization of older neighborhoods, commercial corridors and other areas experiencing decline or obsolescence.
- Continue to make visual improvements to gateways and other prominent public places.
- Improve design standards for new residential and commercial development.
- Establish Corridor Character area standards for key highway corridors.
- Continue code enforcement efforts to address blighted properties.
- Prepare sector plans for targeted areas in the Parish.



# Overlay Districts Development and Design



# Plan Elements

## Transportation:

**Goal:** provide for a safe, efficient, multimodal transportation system that affords optimum Parish-wide and regional mobility and supports the sound economic development, comprised of a functional roadway network, on-demand transit and rail, Port and airport facilities.

### Key recommendations:

- ⦿ Lobby LA DOTD to implement key targeted capacity improvements, and to include additional roadway linkages to improve connectivity.
- ⦿ Ensure that a “complete streets” approach is applied to new roadway projects and roadway improvement projects.
- ⦿ Develop a Parish-wide network of pedestrian and bicycle facilities and promote a Regional Heritage Greenway initiative.
- ⦿ Maintain an inventory of existing conditions at each existing railroad crossing, to use in negotiating potential new crossings and consolidations of existing crossings.



# Transportation



# Plan Elements

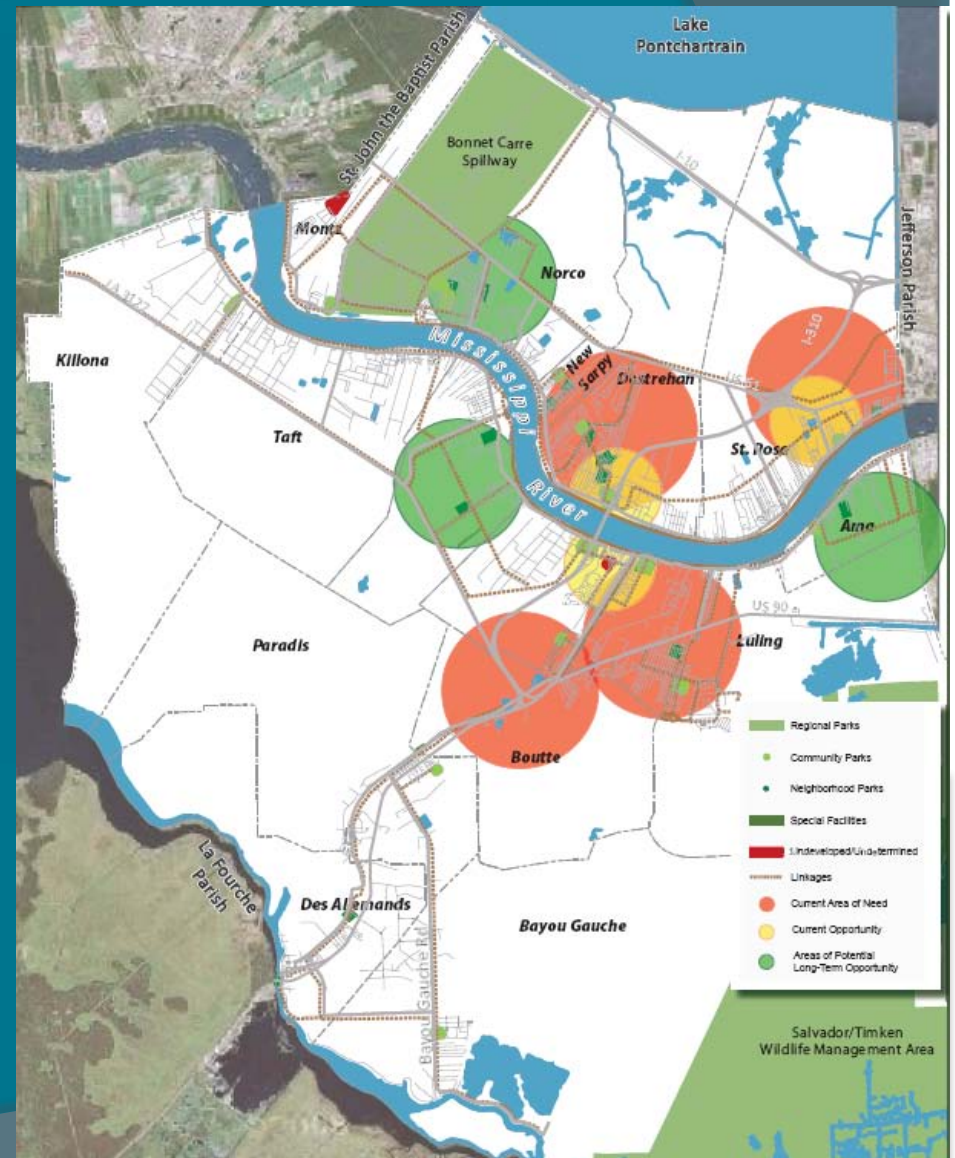
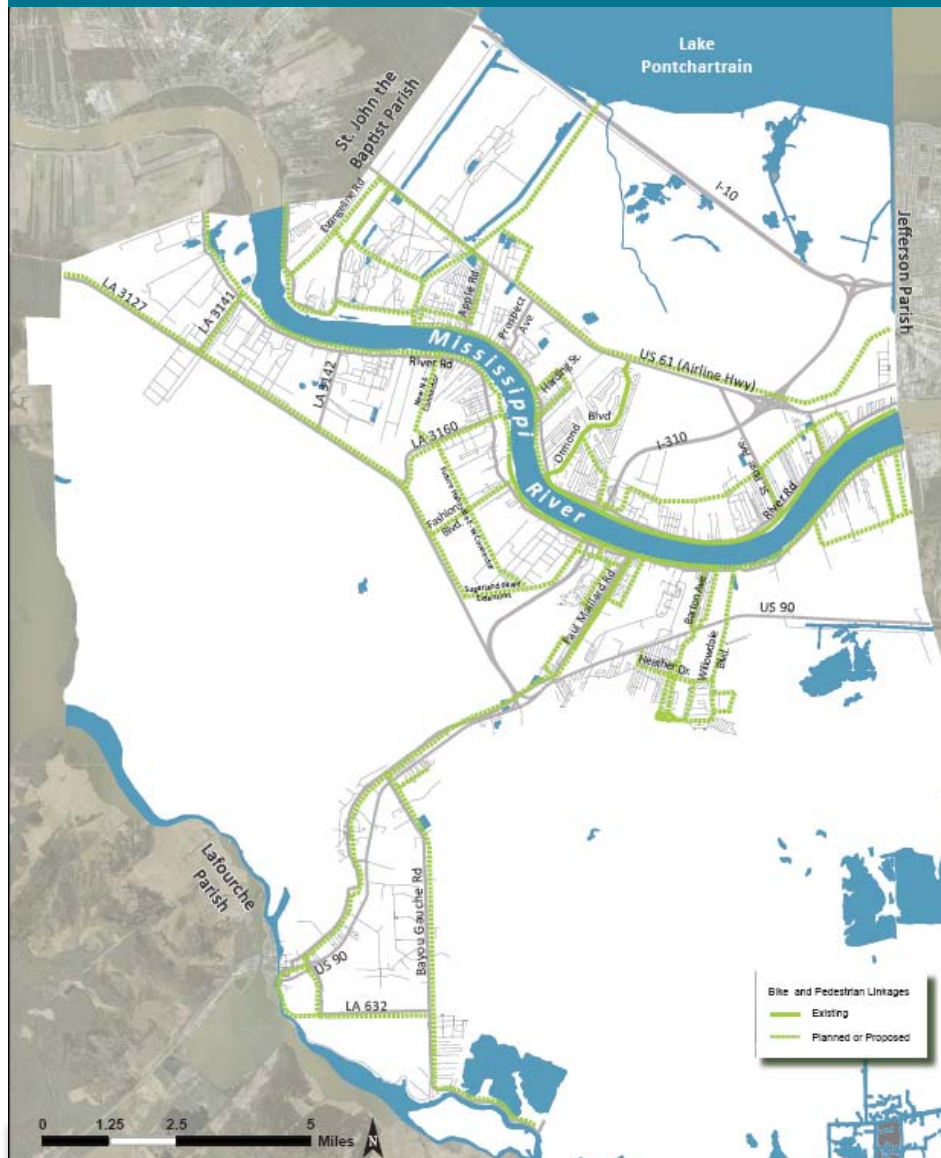
## Parks and Recreation:

**Goal:** Create a network of quality parks, open spaces, and recreation facilities and services to meet the needs of all residents and visitors of St. Charles Parish.

### Key recommendations:

- Adopt and implement the Parks and Recreation Master Plan (PRMP).
- Appoint a Parks and Recreation Advisory Board.
- Use the Future Land Use Map to identify opportunities for future parks.
- Focus on providing larger community parks rather than small neighborhood parks.
- Develop a Parish-wide bikeway and pedestrian trail network.
- Prepare a Blueways Feasibility Study to identify a network of navigable waterways suitable for recreational paddling and water-based recreation uses.

# Parks and Recreation





# Implementation: How will the Plan be Used?

Plans are turned into reality through concerted, coordinated, and consistent action over time.

## Implementation Chapter:

- Procedures for the adoption of the Comprehensive Plan, per state law.
- Principles to guide decision-making for consistency with the Comprehensive Plan.
- An Action Plan that synthesizes the policies and strategies from the plan elements into short-term, mid-term, long-term and ongoing actions.
- A Capital Improvement Framework, listing projects that will transpire as a result of the Plan's implementation.
- Procedures for amending and updating the Comprehensive Plan, as well as a protocol for annual monitoring and reporting..

# Action Plan

## TRANSPORTATION ELEMENT

Action	Key Action Number and Related Items	Action Type	Timeframe	Primary Responsibility
Continue to lobby LA DOTD to implement key targeted capacity improvements recommended in the River Region Transportation Master Plan.	TR 1.1, TR 1.2, TR 3.2	PLANNING, PARTNERSHIP, CAPITAL INVESTMENT	Ongoing	PARISH ADMINISTRATION, PARISH COUNCIL
Work with LA DOTD to plan for, design, seek funding, and expedite construction of necessary additional roadway links and improvements.	TR 1.2, TR 2.1, TR 3.2	PLANNING, PARTNERSHIP, CAPITAL INVESTMENT	Mid to Long-term	PARISH ADMINISTRATION, DPWW
Document the need for additional railroad crossings.	TR 1.3, TR 1.4, TR 6.5	PLANNING	Mid-term	DPZ
Establish protocols to negotiate the approval and expedite the construction of new crossings with the railroad companies involved.	TR 1.4, TR 1.3, TR 6.5	PLANNING, PARTNERSHIP, CAPITAL INVESTMENT	Mid-term	PARISH ADMINISTRATION, DPZ
In reviewing development applications, identify the need to retain rights-of-way for roadways depicted in the Future Roadway Network Map).	TR 2.1, TR 1.2	PLANNING, REGULATION	Ongoing	DPZ, DPWW, SCPFD
Enforce existing subdivision requirement to be designed and built in a manner which promotes minimum levels of connectivity.	TR 2.2, TR 2.3, CC 1.1	REGULATION	Ongoing	DPZ
Adopt a Roadway Connectivity Index.	TR 2.3, TR 2.1, TR 2.2, TR 2.4	REGULATION	Short-term	DPZ
Revise the Sub Regs and Zoning Ordinance to ensure adequate standards for collector road, curb cut and driveway spacing, limitations on cul-de-sacs, provisions for traffic calming, shared parking, etc.	TR 2.4, TR 2.3, CC 1.1	REGULATION	Short-term	DPZ, SCPFD



# Capital Improvement Framework

## INFRASTRUCTURE CAPITAL INVESTMENT

ITEM	DESCRIPTION	COST ESTIMATE
<b>Wastewater</b>		
Expedited CMOM	CMOM is a program developed by the EPA to help a municipality better manage, operate, and maintain sewer systems. This program will also provide investigation into capacity constrained areas of the inspection system which will eliminate system overflows and quicken responses to overflows when they occur.	\$500,000 (per year)
Sewer Model	GIS, Sewer GEMS or Similar Model	\$200,000
Wastewater Capital Improvement Plan	Update Capital Improvements Plan	\$50,000
	Capital Improvements Current Estimated Cost (5 year)	\$10,000,000 (5 years)
	Entire wastewater infrastructure needs (Estimated)	\$100,000,000+
Wastewater Master Plan	A long term program outlining recommendations, description, timeframes, and costs of new construction	\$300,000
Infiltration & Inflow Repairs	Repairs to eliminate seepage of ground water and rain water into the wastewater network	\$200,000 (per year)
Treatment Capacity Additions	Upgrades to existing facilities or construction of new facilities	Varies
<b>Waterworks</b>		
Model	The Parish currently uses Water CAD, which requires updating. Currently the east bank and west bank are separated	\$20,000
Master Plan	Program outlining recommendations, descriptions, timeframes and costs of new construction (Update Existing Plan)	\$30,000
Capital Improvements Plan	A short term program outlining descriptions, timeframes, and costs of new construction (Updated In house)	Varies
	Forecasted Expenditures (5 years)	\$4,000,000
<b>Drainage</b>		
Master Plan/Drainage Model	A long term program outlining recommendations, description, timeframes, and costs of new construction (Entire parish)	\$1,500,000
Drainage Model	Model Featuring all the attributes of the Drainage Network.	\$200,000
	Current Estimated Cost of Repairs (Entire Parish)	\$150,000,000+
Capital Improvements	Update Capital Improvements Plan	\$25,000
	Capital Improvement Expenditures	Varies
<b>Flood Protection System</b>		
Current Flood Protection Plans	Elington Plantation, Willowdale, and Magnolia Ridge Levees	\$150,000,000

## Next Steps (next 3-4 months)

- Preliminary Draft Review by Steering Committee, Planning Commission and Staff
- Preliminary Draft revision
- Public review of 2<sup>nd</sup> Draft
- 2<sup>nd</sup> Draft revision
- Adoption: Planning Commission Public Hearings
- Council consideration

# St. Charles Parish 2030 Vision Statement

*In 2030, St. Charles Parish is a **vibrant, friendly community**, proud of its **heritage** and surrounded by **unspoiled nature**. We are a community that has taken advantage of its strategic location, and wisely managed growth and change...*

- A strong, diversified economy... [with] job opportunities for all...*
- A small way of life...[complemented with] a full array of [services and amenities]...*
- A sound infrastructure system...[with] reliable protection...optimum mobility...*
- A balanced development pattern...[with diverse] housing choices...*
- A character of development that reflects our...natural beauty and [sense of place]...*
- A community of educated, engaged citizens...diverse but sharing a common identity and commitment to serve.*

# Plan Elements

## Economic Development:

**Goal:** Promote a healthy, diversified and balanced local economy to maintain a strong tax base, and to make available a variety of well-paying and challenging employment opportunities to all segments of the Parish community.

### Key recommendations:

- Recruitment of secondary and ancillary industries.
- “Retrofit Plans” for buffer areas of existing industries.
- Target and market to specific clusters of high-value, information-based industries.
- Become “go-to” resource for expertise in the areas of Emergency Planning and Disaster Recovery.
- Support the continued transformation of existing agriculture and aquaculture for innovative uses.
- Facilitate starting and operating small home-based businesses.

# Plan Elements

## Infrastructure:

**General Goal:** ensure the provision of adequate infrastructure to meet the demand of existing and future Parish residents and associated development.

### Key recommendations:

- Expedite completion of the CMOM
- Develop a Wastewater Master Plan
- Implement a potable water asset management program.
- Perform a Parish-wide hydraulic/hydrologic drainage model.
- Set Level of Service (LOS) standards for sewer and water service.
- Rigorously enforce existing regulations that require demonstration of adequate infrastructure system capacity to accommodate new development.
- Coordinate land planning and capital improvement programming.
- Adopt objective criteria to prioritize capital projects.
- Lobby to expedite the construction of all planned levee projects.



# Plan Elements

## Natural and Cultural Resources:

**Goal:** Protect, enhance, and restore St. Charles Parish's natural, scenic, cultural and historic resources and systems, striving for an appropriate balance between development and resource conservation.

### Key recommendations:

- Adopt and implement the Parish's ongoing Coastal Zone Management Plan
- Explore and support partnerships with private land trusts, foundations, and other organizations that can assist the Parish in acquiring land, obtaining conservation easements, and maintaining and managing open space and natural resources.
- Inventory the Parish's historic resources and strengthen public awareness of the importance of these resources.
- Create and adopt a Historic District, Buildings and Landmarks Ordinance.
- Adopt incentives and regulatory provisions to promote adaptive reuse of historic properties.

# Plan Elements

## Community Facilities:

**Goal:** Provide quality, cost-effective community facilities and services that support the desired future land use, enhance quality of life, and meet citizens' needs based on objective standards.

### Key recommendations:

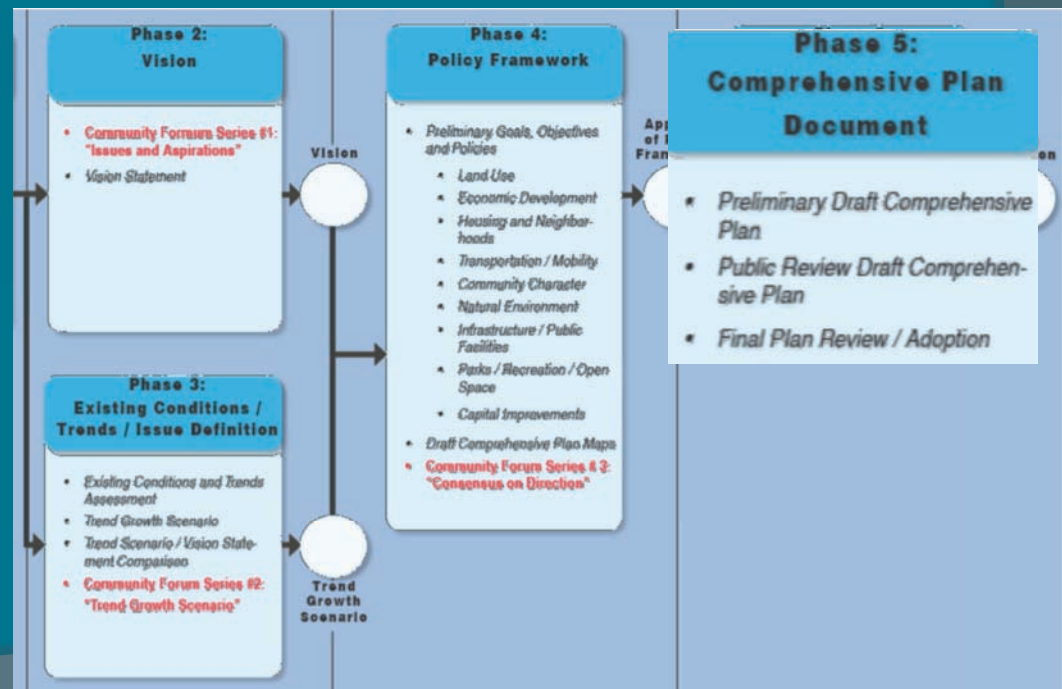
- Develop a Capital Improvement Plan for key community facilities and set targets for acceptable level of service (LOS) standard.
- Seek out opportunities for co-location and joint use of compatible public facilities as a means to maximize and leverage public investment.
- Seek long-term opportunities to establish higher and technical education institutions (such as a LTI or LSU branch) in St. Charles Parish.
- Incorporate “green” building and site techniques into the construction of new public facilities and retrofits of existing ones.
- Continue to support community efforts to expand the range of arts and cultural facilities in the Parish

# Why Does St. Charles Parish Need a Plan?

- The last one was adopted in **1990**, during a period of steady growth and important character transformations
- The Parish has changed significantly since then!
  - Impact of **2005 hurricanes** (on regional growth, economy, planning landscape, etc.)
  - **Growth rates** have been leveling out
  - Our **economic position and competitiveness** are more susceptible
- At this time of uncertainty and change, the 2030 Comprehensive Plan is needed to set a new course for the future

# How was the 2030 Plan Prepared?

- Sequential and concurrent steps, feeding back to and building up on information collected and analyzed in each previous step.
- Process steered by a committee **broadly representative of citizen interests.**
- Emphasis on **public engagement** at key process milestones.





# How did we Reach out to the Public?

The planning process included **extensive community outreach** and numerous **opportunities for review and input**:

- **Traditional media**: newspaper announcements and articles, TV interviews, radio spots, flyers, mass mailings.
- **Digital media and social networking** tools: blogspot, Facebook, Twitter, YouTube, St. Charles Parish website.
- **Interviews / meetings** with a variety of groups and individuals throughout the process.
- Three series of **community events at key milestones**: Visioning (Ph 2), Shape your Future (Ph 3), Policy Framework (Ph 4).



# How Many People Participated?

- Over 1,000 people participated in at least one of the planning process events or provided input via interviews, meetings, email, or phone calls.
  - Parishwide workshops:  $\pm$  800 participants
  - Online survey: 113 respondents
  - Satellite Center workshops:  $\pm$  220 student participants
  - Email, telephone, other:  $\pm$  80



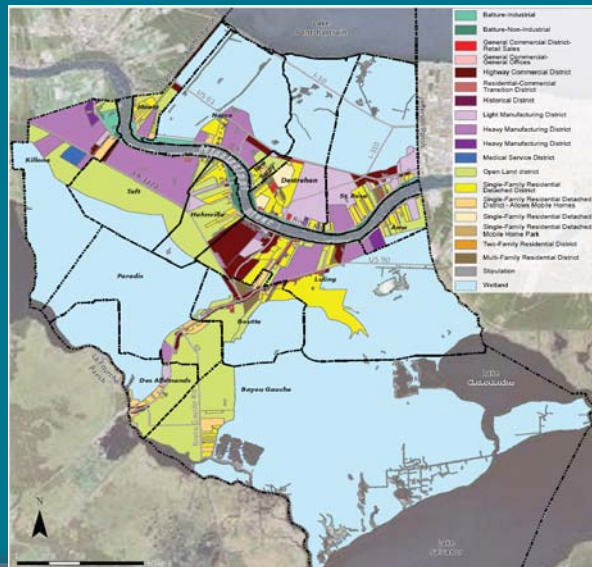
# Foundation for the Policy Framework

- **2030 Vision Statement** - Collective community aspirations.
- **Key Outcomes of Community Assessment:**
  - Parish Historical Strengths and Assets: geographic location, transportation network, industrial base, scenic beauty, school system
  - Growth Trend: Parish will continue to grow, but rates are flattening over the next twenty years

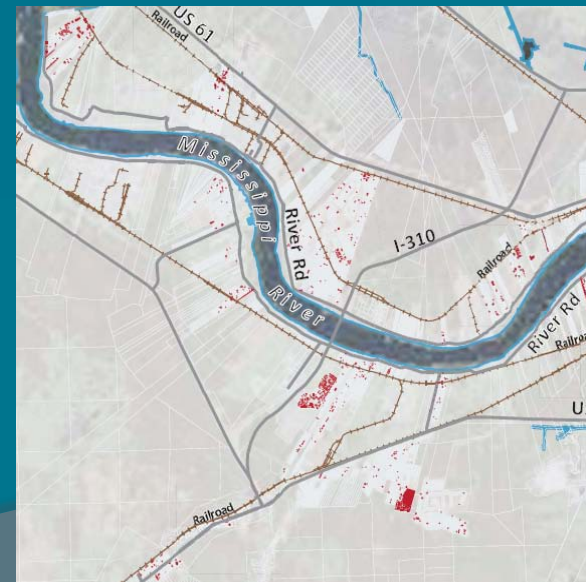
Year	Population	Households
2000	48,072	16,422
2005	50,600	17,631
2010	52,780	18,739
2015	56,050	19,530
2020	57,930	20,185
2025	59,540	20,746
2030	60,580	21,108

# Foundation for the Policy Framework

- **Key Outcomes of Community Assessment (Cont'd):**
  - Land Demand: Smaller population growth means smaller demand for land for residential and complementary uses
  - Existing Constraints: Development patterns are reinforced by existing zoning (zoned development capacity greatly exceeds demand)



Existing Zoning



Development Capacity + Approx. 1200 Platted Infill Lots



# Foundation for the Policy Framework

- Based on these factors, the 2030 Comprehensive Plan **focuses on key structural and quality of life factors that will best position the Parish** to attract growth that it wants, while maintaining and enhancing its quality of life and community identity.



# Implementation: How Will the Plan be Used?

Once adopted, Staff, the P&Z Board, and the Parish Council will refer to the Comprehensive Plan (in particular the Future Land Use Map) to:

- Ensure that rezoning and other development decisions help the Parish **advance toward achieving the 2030 Vision**.
- Identify and **prepare for the impacts of development-related decisions** on transportation, infrastructure, and community facility needs.
- Prioritize timing and funding** for capital improvement and other projects.



# What Purposes Does the Plan Serve?

- It articulates citizens' **values and aspirations**, catalyzing community consensus
- It provides a guide for **dealing with change**, whether incremental or sudden (resilience)
- It provides a **basis for decision-making**
- It provides a **20-year "to do list"** for the community

